

The Tump

Bradford on Avon, Wiltshire



A unique opportunity to create a 2/3 bedroom contemporary home offering lateral accommodation; set within magical Grade II listed grounds.

Bradford-on-Avon 0.5 miles (approximately 5/10 minutes' walk), Bath 8 miles, Frome 10 miles

(All distances are approximate).

Summary of accommodation

Existing

2 offices, one with kitchenette & cloakroom

Proposed

Entrance hall | Living room | Open plan kitchen/dining/family room | Utility room
Office/bedroom 3 | Principal bedroom suite | Double bedroom en suite shower room | Cloakroom

Gardens and Grounds

Terrace | Lawn | Meadow | Woodland | Parking

In all approximately 1.61 acres



Situation

(Distances and times are approximate)

The Tump occupies a private enclave in a walled historic Grade I listed estate close to the heart of the picturesque market town of Bradford on Avon.



One of the most compelling features about Bradford on Avon is its unique position on the edge of the Cotswolds facing the River Avon. The town is steeped in history, its growth due to a thriving wool industry and the River Avon that flows through it. Today, the town is home to numerous independent shops, restaurants and pubs.



Bath is a short train ride or an easy drive while the surrounding countryside and villages are easily accessible walking or cycling via the area's many footpaths and bridleways as well as along the Kennet and Avon Canal.



The property is well placed for commuting with access to both junctions 17 and 18 of the M4 which link to London and the wider national motorway network.



Bradford on Avon Station is nearby, with high speed links to London Paddington, via Bath or Westbury; and a direct train runs to Waterloo, and Bristol.



The town benefits from the highly-regarded St Laurence School, and there is an excellent selection of schools in Bath and the surrounding areas.



The Property

This is a rare opportunity to acquire a modern cedar clad building in an unspoilt setting within Grade II listed gardens that once formed part of the Hall Estate; which has been unsold for more than 170 years.

Planning consent has been granted (21/00982/FUL) for a change of use from B1 offices to a single C3 dwelling. The existing building comprises two large open plan offices, one with a kitchenette, and a cloakroom. The new house will benefit from lateral accommodation and comprise entrance hall, open plan kitchen/dining/family room, living room, office/bedroom 3, utility room, cloakroom, principal bedroom with en suite bathroom and large walk in wardrobe; and double bedroom with en suite shower room.

This is a truly special green heart sharing its rather pastoral scene with two historic bicycle manufacturers still making British bicycles in this historic town.



Gardens and Grounds

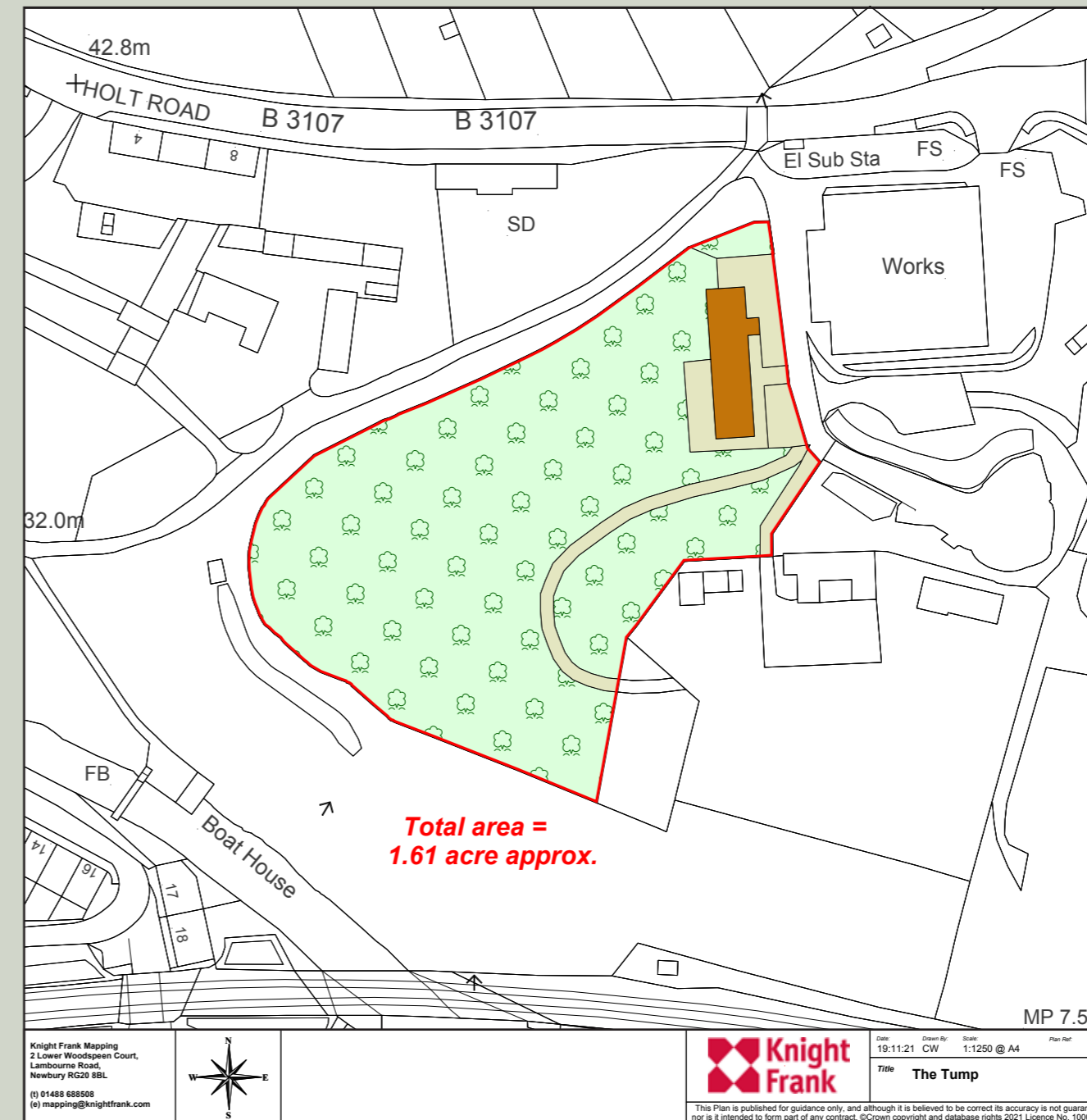
The property is approached through an electric gate, onto a shared access drive into the private estate.

At the front of the property there is plentiful parking for up to 12 vehicles, in addition to space to build a garage or carport, subject to obtaining the necessary consents.

The grounds provide an enchanting setting, the perfect retreat to unwind, or for wildlife enthusiasts and exploring. There is also a generous terrace with pergola to the rear of the property, which is a perfect spot for entertaining.

Views from the property are of sloping parkland down to the area around The Hall, a Grade I listed building.





Property Information

Tenure:

We are advised that the property is Freehold.

Services:

We are advised mains water and electricity are connected to the property. Mitsubishi air conditioning units and underfloor heating (electric). Private drainage shared with the Hall Estate, however mains drainage has been approved by Wessex Water; a plan of the approved route and a quote from an approved Wessex Water contractor is available on request.

Local Authority:

Wiltshire Council - wiltshire.gov.uk

Council Tax:

Band TBC

EPC:

B

Directions: (BA15 1AJ)

From Bath head east on the A4 and continue on the Bath Road/A363 to Bradford on Avon. At the roundabout take the 1st exit onto Mount Pleasant, go down the hill and past the petrol station. At the roundabout take the 3rd exit towards the town centre and turn immediately left into the Moulton Bicycle Company entrance. Turn right, and then bear left, you will see the The Tump in front of you.

What3Words:

Driveway: ///ocean.headline.purchaser

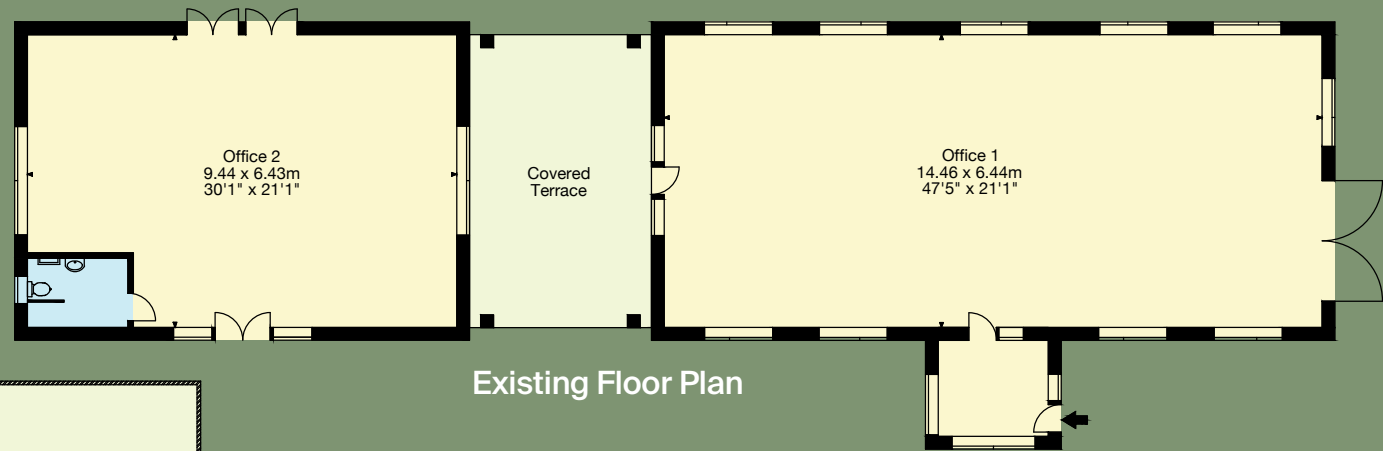
Property: ///beaks.disprove.fixed

Approximate Gross Internal Floor Area

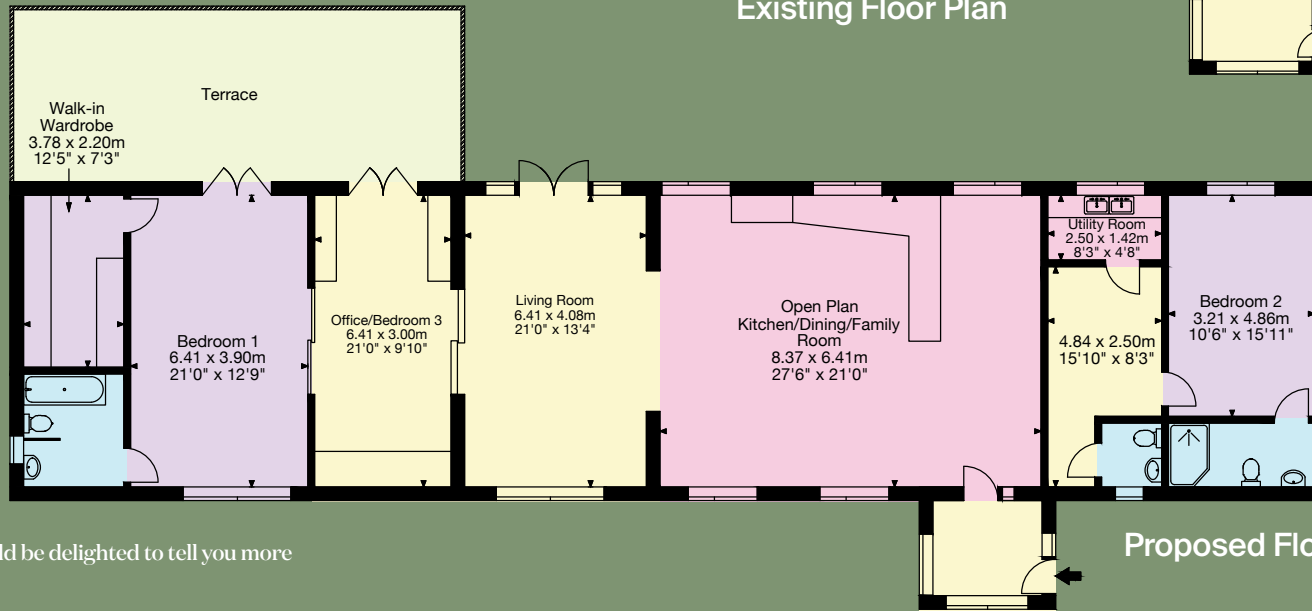
Existing: 159 sq.m / 1,711 sq.ft

Proposed: 187 sq.m / 2,012 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Existing Floor Plan



Proposed Floor Plan

Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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